

## **MINUTES ~ February 15, 2006**

Ponaganset High School Library

The committee gathered at 6:30 PM in the Ponaganset High School library and Mr. Laramie informed the committee that Mr. Fogarty and Mr. Jacques had prior commitments and would be late for the meeting, and Mrs. Fountain was working and Mrs. O'Connors was out of town. A quorum was not present at this time. While waiting for the other members, a general discussion of the middle school project took place.

### **1. Call to Order**

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:25 PM in the Ponaganset High School Library. In attendance were Mr. Gregory Laramie of Glocester, Mr. William Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mr. Warren Ducharme of Foster. Mr. George Jacques of Glocester joined the meeting at 7:40 PM. Mrs. I. Lorraine O'Connors of Glocester and Mrs. Patti Fountain of Foster were absent.

### **2. Middle School Project Update**

Mr. Laramie explained to the committee that the middle school construction budget allocation for construction has been increased from \$19.7M to just under \$21M. The increase is a result of the A&E sub-committee reducing other line items such as contingencies (which have been carried by the Construction Manager as well), the purchases of computers and other such items that the Committee will purchase directly. In addition, there were cuts made in the FF&E component of the budget. There are a number of contracts which the building committee holds separately from the construction budget and one of these is the purchase of furniture and fixtures. As a result, based on this increased cost of construction line item, reductions in other areas and the most recent estimates from H.V. Collins for the construction cost of the proposed plans, the project is within \$120K of the total budget allocated to the middle school.

Mr. Mark Humphrys and Mr. David Berryman presented the committee with an update report on changes that have been made resulting from interim A & E sub-committee meetings since the last formal building committee meeting. Mr. Humphrys reviewed the latest drawings of the middle school and discussed construction cost, permits, the geotechnical report, early construction documents package and final construction documents package. Mr. Berryman presented drawings showing the exterior elevations and explained that the exterior will be all masonry using standard 8 inch concrete blocks for the majority of the areas while also using different shades of masonry and patterns to accentuate certain areas. The full report, indicating the committee's recommended cuts, is attached as reference #1.

Mr. Laramie asked the committee for feedback on the plans presented by Mr. Humphrys and Mr. Berryman. Ms. Pat Marcotte recommended that the proposed additional

savings item of deleting the fit-out of 1 team space not be a consideration as this space is needed. Mr. Laramie was in agreement with this recommendation. Mr. Laramie explained that in finding places to cut cost, they concentrated on eliminating things that could be easily be added in the future. For examples, one of the cost savings measure is to have bleachers on one side of the gym only, additional bleachers could always be added at another time. In response to the exterior, Mr. Laramie agreed that the look is appropriate for a school building and cost effective. Mr. Joe Amaral questioned the cost effectiveness of having the bump outs along the academic wing. The committee agreed that these bump outs are needed to allow the team areas to be the appropriate size and by having the additional space for the team areas they were able to remove the costly movable partitions that were initially included in the plans.

### **3. Action Item: Approval of Middle School Development**

Mr. Chretien moved and Mr. Abt seconded approval of the reductions as recommended by the architects, construction manager and A&E subcommittee and movement forward on the middle school design. So voted, 5-0.

### **4. School Specialties/Projects by Design Presentation & Discussion**

Mr. Laramie introduced Mr. Chris O'Connor and Mr. Joe Gognat from School Specialties Education Essentials/Projects by Design. Mr. Laramie informed the committee that he, Mr. Steve Winsor, Dr. Cirillo and Mr. John Aharonian met with representatives of School Specialties Education Essentials and representatives from another company. Based on these meetings, Mr. Laramie and the others involved in the meetings invited Mr. O'Connor and Mr. Gognat to make a presentation to the building committee regarding their consulting services in relation to FF&E. Mr. Gognat introduced the Projects by Design service by explaining that there is a five step process which is followed: 1) needs assessment 2) budget 3) bid documents 4) bid analysis 5) project management. Mr. Gognat discussed the project management portion in detail saying that the company ensures customer satisfaction by making sure deliveries and installation are on time and any issues are corrected oftentimes before the customer is even aware of them. Mr. O'Connor informed the committee that the company comes in and conducts a complete audit of the current FF&E and determines what the needs are based on the standards set by the customer. Mr. Gognat and Mr. O'Connor explained that there is no fee for these services, the company's philosophy is that by being successful in customer satisfaction they will win additional business in the future. Mr. Gognat explained that the company will provide bids from three or four different manufacturers; the company does not have a proprietary line and will not require purchase from one specific vendor. Also, the committee can purchase FF&E through Projects by Design on a line by line basis or as a total package.

Mr. Fogarty questioned whether this type of service should go out to bid. Mr. Laramie responded saying that based on preliminary research on this company including a positive recommendation from Dr. Cirillo who worked with Projects by Design at his former school district, he feels comfortable going forward with their services. Also, unlike the other companies which he spoke with, the initial audit work is offered at no cost to the committee, there is no commitment or contract to sign, and, most importantly, competitive bidding takes place with the entire FF&E package created between the committee and the consultant. Mr. Fogarty moved and Mr. Chretien seconded that the committee work with Projects by Design to start the process of dealing with the FF&E component of the project. So voted, 6-0.

## **5. Chairman's Report**

Mr. Laramie reported that 40% of the land clearing has been done. The trees have come down but moving them has proved to be difficult due to the muddy conditions. Mr. Laramie distributed pictures of the site showing the progress. Mr. Laramie informed the committee that H.V. Collins will be coming up with a plan for the sequence of events which will most likely include putting in the road first to allow better access to the site and to help prevent further complications due to the muddy conditions. The tree cutting will be stopped for a while until the sequencing plan can be established. Mr. Bob Grzyb noted that Mr. Mike Fahey from N.E. Timberland Investment has been very accommodating of the changes in the schedule.

Mr. Fogarty distributed copies of an article from the Providence Journal regarding Scituate's accreditation issues due to overcrowding. Mr. Laramie explained that the situation in Scituate lends support to this project and expressed his thankfulness that this project is moving forward.

## **6. High School Project Update**

Mr. Laramie informed the committee that there was an A& E subcommittee meeting a few weeks ago to review the high school component at which H.V. Collins provided an updated cost estimate of the project. The estimate showed that the project was \$8M over budget. The design team was then tasked with coming up with a plan that would fall within the budget.

Mr. Alex Ziemba and Mr. Craig Anderson provided the committee with a summary sheet which updated the committee on the revisions to the plans detailed by site, North building and South building and reviewed updated drawings with the committee. The full report is attached as reference #2.

Mr. Laramie explained that the reduction in improvements that the committee had hoped to make is the result of much of the budget being used for repairs. The basis of the project is still the same in that the North building will house the 9<sup>th</sup> and 10<sup>th</sup> grades and the South building will house the 11<sup>th</sup> and 12<sup>th</sup> grades. The immediate work will be to accommodate 1,100 students but could be built out for 1,400 in the future. The focus of the renovations will be on common areas (library, cafeteria, gymnasium). Mr. Tom Bryda explained that the heating system will remain but the major change will be the addition of two vent units on the roof to bring fresh air in. He also explained that the boilers are not that old and will be able to pick up the new addition. There was some discussion as to whether the elimination of the bridge connector will cause some ADA compliance issues. Mr. Ducharme will be looking into this further.

Given that the high school plans have changed quite a bit from the previous drawings there was some disappointment expressed from audience members. Mr. Fogarty and Mr. Laramie reminded everyone of what is being gained through the high school renovations: 70K square feet are being added most of which is classroom space, science labs are being renovated, the cafeteria is being enlarged so that five lunch periods will no longer be needed, the athletic facilities are being expanded to allow for more student participation and the library will be larger. The areas with the biggest needs are being addressed and everything that is being done is an improvement.

Mr. Abt moved and Mr. Chretien seconded that the design team continue in the same fashion with the development for the high school plan. So voted, 6-0.

Mr. Bob Grzyb questioned the scheduling of the high school, in particular the summer work of the roofing, site work and asbestos abatement. The committee agreed that the roof and asbestos work can still go out to bid in April as planned as those areas have not changed. Much of the site work has been eliminated so it is not critical that the work begin this summer.

## **7. ESCO RFP**

Mr. Abt explained that the goal of the ESCO RFP is to have a procurement that is revenue neutral so that it doesn't cost the building committee anything in capital money or additional year over year expense. The project is to be funded out of the current cost savings. The RFP is being limited to the four organizations approved by the State of RI. Mr. Abt moved and Mr. Fogarty seconded approval of the RFP as presented with minor corrections and then to solicit the four ESCOs. So voted, 6-0.

## **8. Resource Sub-Committee Report**

Mr. Joe Amaral reported that the sub-committee is in the process of adding details to the report prepared by Mr. Howard Rosenberg for each of the programs. Mr. Amaral noted that they need more teacher involvement for the specific details. Once the details are added they will be able to go out and solicit funding for the projects. Mr. Amaral also explained that once all the work is complete they are planning on having an evening event, targeted for June, to explain the projects and get interested parties to come in and see how each of the projects will enhance the educational experiences at the school.

Mr. Fogarty updated the committee as follows:

- The RI foundation has awarded the project with \$25K if we have a match before December 2006. The \$25K will be used to create the Foster-Glocester Educational Foundation. Dr. Cirillo and Mr. Winsor have been working on a presentation explaining the parameters of the foundation which will be presented to the school committee.

- We sent a \$2M federal request for the alternative energy project. The two congressmen and two senators have agreed to work on this together as part of the energy package. Mr. Fogarty explained that this would enable us to have congressional visitations on what we are doing with energy.

- Mr. Ross McCurdy is working on his particular lab and has the potential for state funding.

- The middle school field project is being discussed with the Town of Glocester. The fields would be adjacent to the property and would not be owned by the school but would be available for use by the school. This would be foundation funded with Foster and Glocester putting in the recreational grant. The schematic has been drawn and there have been a few meetings about this project.

- Mr. Amaral is working on environmental, biotech and energy lab projects.

- The sub-committee has identified and has enough information for the request for a weight room and music technology.

Mr. Fogarty explained that the process is being somewhat inhibited by not having a completed high school plan yet as it is hard to say what the project plus is going to be if the project isn't fully defined. If the high school plan is fairly complete by March then the project plus information can be completed in time for a June event.

## **9. Approval of Minutes**

Mr. Chretien moved and Mr. Abt seconded approval of the January 10, 2006 regular meeting minutes as presented. So voted, 6-0.

Mr. Chretien moved and Mr. Jacques seconded approval of the January 31, 2006 special meeting minutes as presented. So voted, 6-0.

## **10. Adjournment**

Mr. Chretien moved and Mr. Abt seconded that the meeting be adjourned at 9:40 PM. So voted, 6-0.

The next meeting of the Building Committee will be Monday, March 13, 2006 at 7:00 PM, Ponaganset High School Library.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, March 13, 2006

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**Building Committee Update – Ponaganset Middle School**

*Date: 2/15/06*

▪ **Construction Cost**

The Design Team has been working with the A/E Subcommittee and H V Collins and has been investigating ways to reduce the cost of construction. A list of cost saving measures was submitted to the Building Committee for review and comment at their meeting of 1/31/06. The Committee subsequently apprised the Design Team and H V Collins of its recommendations which included the proposed items being either accepted, rejected or left open for future consideration (See e-mail from the Building Committee dated 2/1/06 w/ attached H V Collins memo dated 1/31/06). The revised estimated construction cost was \$21,115,562. The revised target budget provided by the Owner was \$20,996,250. That left a Total Variance of \$119,312.

Preparation of the Construction Document packages by the Design Team is based on the memos noted above, which includes the following revisions to the Architectural Drawings:

- Delete the Superintendent's Offices
- Reduce the Library footprint and related areas (400 sf @ Main Level & 700 sf @ Lower Level)
- Reduce bleacher seating capacity from 1100 to 875 +/-
- Reduce millwork design by +/-50%
- Delete Warming Kitchen equipment, except for the hood (kitchen equipment will be funded through Owner's vendor)
- Delete security system (provide only conduits w/ pull strings)
- Delete closets in Classrooms (use cabinets provided through FF & E funding)

The following item is still open for consideration:

- Delete the fit-out of 1 Team space

▪ **Permits**

The following agencies have received submission packages for their respective permits:

- DEM: Preliminary Determination
- ISDS (septic design)
- Groundwater Quality Certification
- RI DOT: Physical Alteration (right of way)
- Erosion Sediment Control Plan

▪ **Geotechnical Report**

The preliminary work for the Geotechnical Report has begun with the drilling of test borings within the building footprint scheduled to start on 2/16/06, with the digging of test pits at the ring road, parking areas to begin shortly thereafter. Additional test pits will also be dug at the lower end of the leaching field in order to try to further reduce the amount of fill required.

- **Early Construction Documents Package**

The Design Team is proceeding with preparation of this package, which will include Sitework, Foundation and Structural Steel drawings along with a Project Manual. Progress drawings to be used for reference will include Architectural Floor Plans and underslab Plumbing drawings. This package is due to be issued March 3, 2006 at which time H V Collins will put the work out for bid.

- **Final Construction Documents Package**

The Design Team is proceeding with preparation of this package, which will include the Architectural, Mechanical, Plumbing and Electrical drawings along with a Project Manual. We are in the process of developing Dimensioned Floor Plans, Roof Plan, Building Sections, Wall Sections, Details and Schedules.

- **Exterior Elevations**

The exterior elevations for the building have been developed in conjunction with input from the A/E Subcommittee and will be presented tonight for the review and comment of the Building Committee.

**End of Report**

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*Date:* **2/15/06**

**Building Committee Presentation**

The North and South Building plans have been revised to bring the project into budget.  
The following items have been revised:

**Site**

- All existing roads and parking lots to remain.
- Additional parking provided in front of Field house
- Existing road in front of North Building has been removed to accommodate the Fieldhouse.

**North Building**

- Science Labs are grouped to minimize slab trenching.
- Classrooms have been placed to take advantage of the largest existing rooms.
- Demolition of cmu bearing walls has been minimized to select locations rather than throughout the entire building.
- 17,000 sqft of space has been put aside for future expansion without decreasing the required program space.
- The Field house has been pulled away from the existing structure to prevent having to stiffen existing roof structure for snow loads. This also creates additional storage and locker room space.
- Common locker areas have been removed. All lockers will be in the corridors.

**South Building**

- Administrative wing addition and connecting link have been removed.
- Admin has been brought back into its existing location with a small addition to increase security at the main entrance.
- At the main entrance lobby the stair will remain as it is with some updates to handrails and guardrails. An elevator has been located by the stair.
- A Corridor has been added for students to access the Band/Chorus wing.
- Expansion of Band and Chorus has been maintained
- Expansion of the Cafeteria has been maintained
- Expansion of the Library has been maintained
- Common Locker areas have been removed. All lockers will be in the corridors.
- Existing Library location has been redesigned to be the faculty workroom with minimal renovation

